

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	79	73	- 7.6%
Closed Sales	9	10	+ 11.1%	81	73	- 9.9%
Median Sales Price*	\$950,000	<b>\$881,000</b>	- 7.3%	\$765,000	<b>\$797,000</b>	+ 4.2%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--
Cumulative Days on Market Until Sale	29	51	+ 75.9%	40	43	+ 7.5%
Percent of Original List Price Received*	102.2%	95.0%	- 7.0%	98.3%	97.3%	- 1.0%
New Listings	7	15	+ 114.3%	92	97	+ 5.4%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

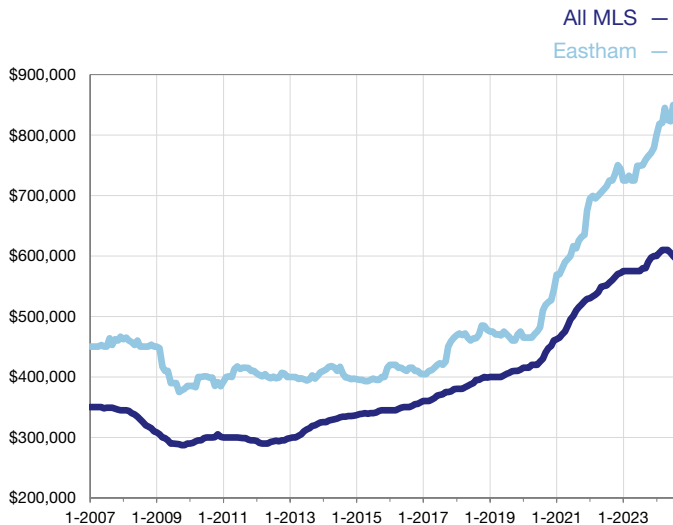
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	11	2	- 81.8%
Closed Sales	0	0	--	13	7	- 46.2%
Median Sales Price*	\$0	<b>\$0</b>	--	\$540,000	<b>\$340,000</b>	- 37.0%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	8.3	3.2	- 61.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	237	40	- 83.1%
Percent of Original List Price Received*	0.0%	0.0%	--	110.7%	97.9%	- 11.6%
New Listings	1	2	+ 100.0%	4	14	+ 250.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

